

TRACT # _____
PORTIONS OF SECTIONS 2 AND 3, TOWNSHIP 20 NORTH, RANGE 18 WEST,
GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA

DEVELOPER
RHODES HOMES ARIZONA, L.L.C.
2215 HUALAPAI MTN. RD.
SUITE H
KINGMAN, ARIZONA 86401
(928) 718-2210

STANLEY CONSULTANTS, INC.
5820 S. EASTERN AVENUE
SUITE 200
LAS VEGAS, NEVADA 89119
(702) 369-9396

NORTH 00°13'38" EAST - THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 02, TOWNSHIP 20 NORTH, RANGE 18 WEST, CLIA & SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA, AS DETERMINED BY THE ARIZONA COORDINATE SYSTEM OF 1983 (AZ83-WF), WEST ZONE, INTERNATIONAL FOOT (IFT), UTILIZING FAST STATIC OBSERVATIONS PROCESSED BY NGS-OPUS.

M.C.S.D. "SD 32" = LATITUDE 35°08'22.70034"N.
LONGITUDE 114°08'23.57240"W (NAD '83)
HEIGHT 2562.46391ft (NAVD'88)

STONE 1/4 COR 3/2 = LATITUDE 35°08'55.53385"N.
LONGITUDE 114°10'30.72281"W (NAD '83)
HEIGHT 2498.20458ft (NAVD'88)

BENCHMARK # "SD 34" M.C.S.D.
ELEVATION= 2590.24273 IFT (NAVD '88)

DESCRIPTION: ALUM CAP 2" DIA., SET IN CONC. 65 FT. NORTHEAST OF THE SOUTH 1/4 CORNER OF SEC. 35, T. 21 N., R.18 W. AND THE INTERSECTION OF SHINARUMP DR. AND HOPE RD., STAMPED "SD 34 1999 RLS 10343"

EXISTING GROUND TOPOGRAPHY WAS DEVELOPED FROM TWO SOURCES:
1. MCMAVE ENGINEERING AND ASSOCIATES, INC (AERIAL - 2' CONTOURS); DATED 12/21/04
2. AEROTECH MAPPING (AERIAL - 2' CONTOURS); DATED 1/13/05
BOTH AERIAL SURVEYS WERE DONE ON NAVD 28 AND WERE CONVERTED TO NAVD88 BY RAISING
SURFACE ELEVATIONS A DISTANCE OF 2.546 FT BASED ON NGS-OPUS SOLUTIONS OF FAST STATIC
SURVEY ON MCMAVE COUNTY CONTROL POINT SD 35.

FEMA MAP: PANEL NO. 04D058 2325C
MAP UPDATE: OCT 20, 2000

SEWAGE DISPOSAL:	PERKINS MOUNTAIN WATER COMPANY	TBD	TBD
WATER:	PERKINS MOUNTAIN WATER COMPANY	TBD	TBD
ELECTRICITY:	UNRESOURCE ENERGY	2498 AIRWAY AVENUE	(928) 691-4129
TELEPHONE:	FRONTIER COMM.	3220 STOCKTON HILL	(928) 783-3600
	UNRESOURCE ENERGY	2498 AIRWAY AVENUE	(928) 691-4129
SOLID WASTE COLLECT:	WESTSIDE SERVICES	2250 GARLIN DRIVE	(928) 718-4000
SOLID WASTE DISPOSAL:	MOHAVE COUNTY	201 N. 4TH STREET	(928) 753-2723
FIRE PROTECTION:	GOLDEN VALLEY DIST.	3327 N. WAYER RD.	(928) 565-0478

FLOOD ZONE DESIGNATION: FEMA-C-A
TOTAL ACREAGE: 89.51 ACRES
TOTAL LOTS: 151 LOTS
AVERAGE LOT SIZE: 21,271 S.F.
MINIMUM LOT SIZE: 14,932 S.F.
DENSITY: 1.69 D.U./ACRE
LAND USAGE AND ZONING:
CURRENT LAND USAGE: ~~RESIDENTIAL~~
PROPOSED LAND USAGE: ~~SUBDIVISION RES.~~
PROPOSED ZONING: ~~MASTER PLANNED~~
COMMON ELEMENT: ~~767 ACRES~~
PARK, DRAINAGE AREAS

1	COVER SHEET
2	OVERALL PHASING PLAN
3-6	LOT DETAIL

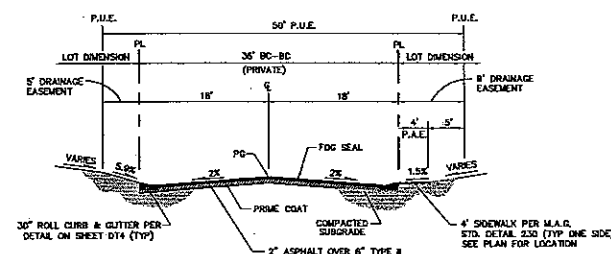
PORTIONS OF SECTIONS 2 AND 3, TOWNSHIP 20 NORTH, RANGE 10
WEST, GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA.

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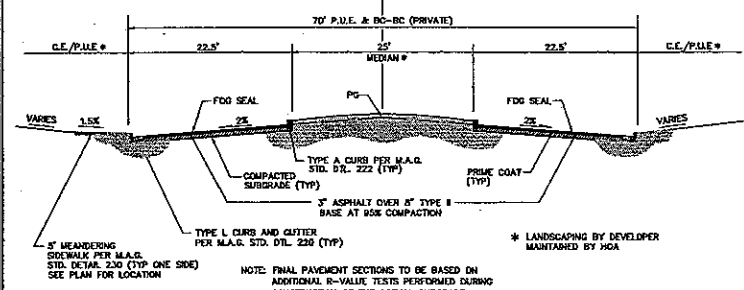


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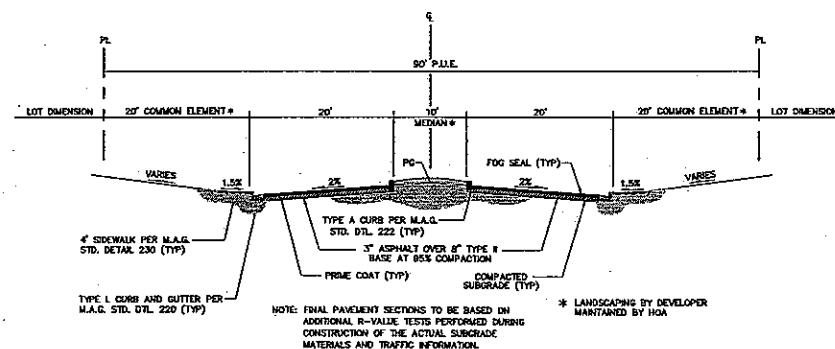
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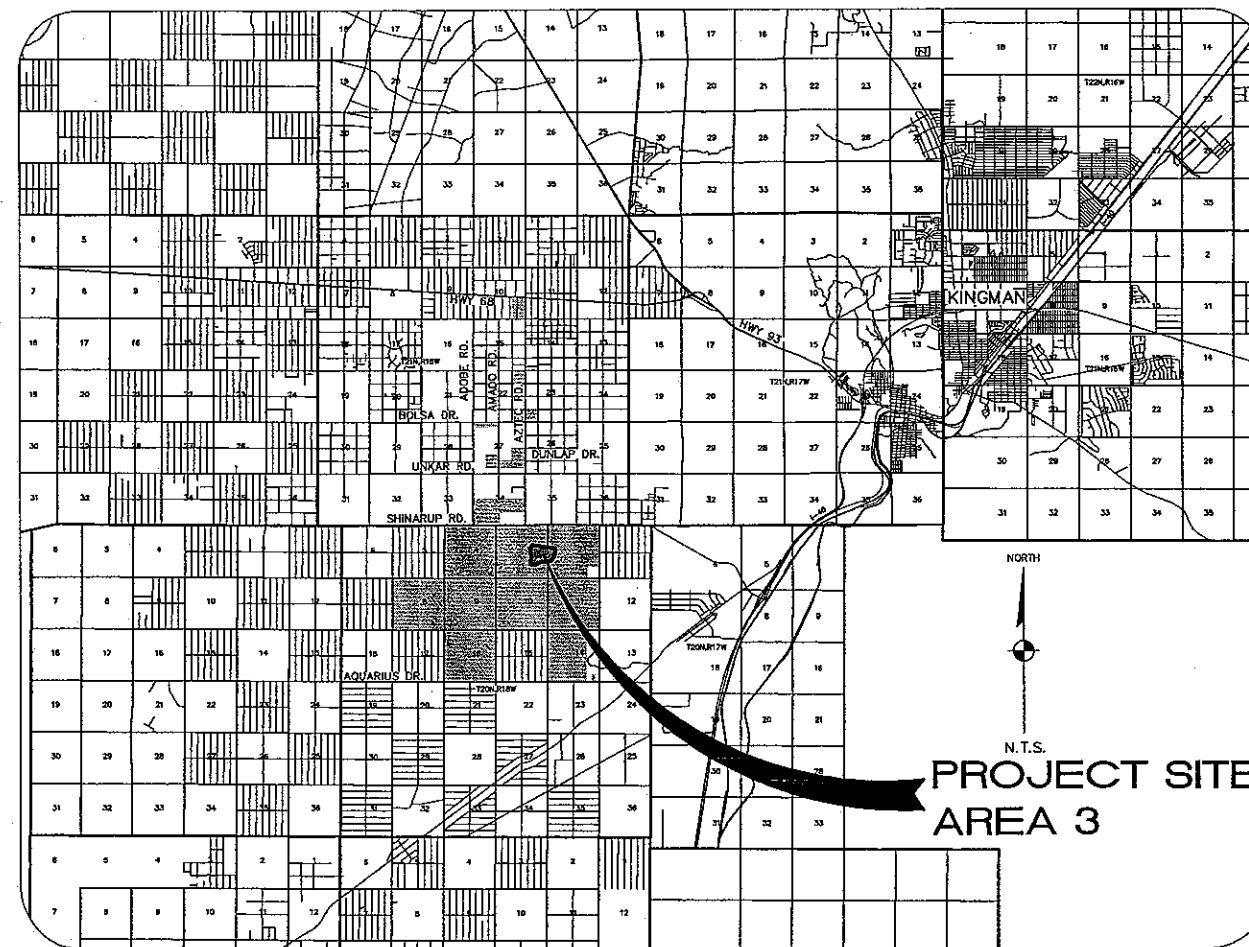
TYPICAL LOCAL STREET SECTION
PRIVATE / PRIVATE UTILITY EASEMENT
N.T.S.



(E) TYPICAL AREA 3 ENTRY STREET SECTION
PRIVATE / PRIVATE UTILITY EASEMENT
N.T.S.



F **TYPICAL AREA 3 COLLECTOR STREET SECTION**
PRIVATE / PRIVATE UTILITY EASEMENT
N.T.S.



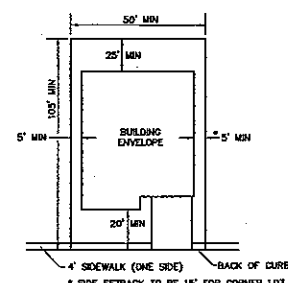
NT'S

PORTIONS OF SECTIONS 2 AND 3, TOWNSHIP 20 NORTH, RANGE 18 WEST, GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 3; THENCE NORTH 00° 13' 38" EAST ALONG THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 543.79 FEET TO THE POINT OF BEGINNING;

THENCE, SOUTH 82° 23' 04" EAST FOR A DISTANCE OF 562.11 FEET TO A POINT ON A LINE; THENCE, NORTH 07° 56' 14" EAST FOR A DISTANCE OF 7.00 FEET TO A POINT ON A LINE; THENCE, SOUTH 89° 03' 46" EAST FOR A DISTANCE OF 216.64 FEET TO A POINT ON A LINE; THENCE, SOUTH 22° 52' 57" WEST FOR A DISTANCE OF 459.11 FEET TO A POINT ON A LINE; THENCE, NORTH 07° 20' 57" WEST FOR A DISTANCE OF 220.23 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH 70° 43' 33", HAVING A RADIUS OF 842.27 FEET, AND WHOSE LONG CHORD BEARS SOUTH 43° 33' 37" WEST FOR A DISTANCE OF 1060.72 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14° 37' 23", HAVING A RADIUS OF 816.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 79° 57' 05" WEST FOR A DISTANCE OF 231.6 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14° 37' 23", HAVING A RADIUS OF 816.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 88° 00' 23" WEST FOR A DISTANCE OF 207.70 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL CURVE; THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 55° 55' 55" HAVING A RADIUS OF 300.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 55° 55' 55" HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 76° 45' 40" WEST FOR A DISTANCE OF 190.76 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, SOUTH 58° 58' 14" 15" WEST FOR A DISTANCE OF 285.89 FEET TO A POINT ON A LINE; THENCE, SOUTH 64° 58' 39" WEST FOR A DISTANCE OF 102.44 FEET TO A POINT ON A LINE; THENCE, SOUTH 72° 03' 00" WEST FOR A DISTANCE OF 102.40 FEET TO A POINT ON A LINE; THENCE, NORTH 10° 43' 54" EAST FOR A DISTANCE OF 102.40 FEET TO A POINT ON A LINE; THENCE, NORTH 81° 53' 48" WEST FOR A DISTANCE OF 357.51 FEET TO A POINT ON A LINE; THENCE, NORTH 10° 43' 54" EAST FOR A DISTANCE OF 122.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH 19° 24' 39", HAVING A RADIUS OF 3146.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 01° 34" EAST FOR A DISTANCE OF 1060.72 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 24' 39", HAVING A RADIUS OF 3146.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 05° 51' 33" WEST FOR A DISTANCE OF 19.76 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, NORTH 09° 02' 20" WEST FOR A DISTANCE OF 44.94 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH 83° 56' 51", HAVING A RADIUS OF 380.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 82° 50' 10" EAST FOR A DISTANCE OF 108.74 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL CURVE; THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 05° 29' 30", HAVING A RADIUS OF 1135.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 82° 50' 10" EAST FOR A DISTANCE OF 108.74 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL CURVE; THENCE, SOUTH 80° 05' 25" EAST FOR A DISTANCE OF 903.26 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 83° 56' 51", HAVING A RADIUS OF 380.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 82° 50' 10" EAST FOR A DISTANCE OF 903.26 FEET; THENCE, SOUTH 82° 23' 04" EAST FOR A DISTANCE OF 508.29 FEET TO THE POINT OF BEGINNING.

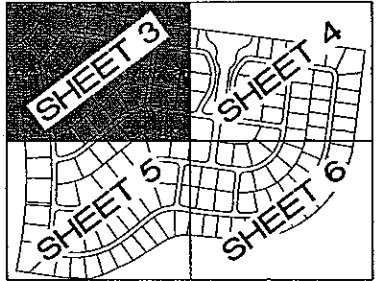
CONTAINING 89.51 ACRES MORE OR LESS.



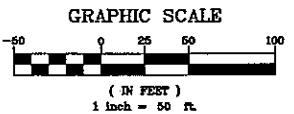
TYPICAL SETBACKS FOR ALL LOTS
NTS

PRELIMINARY PLAT OF
GOLDEN VALLEY RANCH AREA 3
TRACT #

PORTIONS OF SECTIONS 2 AND 3, TOWNSHIP 20 NORTH, RANGE 18 WEST,
GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA



KEY MAP
NTS



- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - RIGHT-OF-WAY LINE
 - CENTER LINE
 - LOT LINE
 - SECTIONAL SUBDIVISION LINE
 - INDEX CONTOUR LINE
 - INTERMEDIATE CONTOUR LINE
 - FOUND PUBLIC LAND CORNER
 - APPROXIMATE 100-YEAR FLOOD BOUNDARY

16476

TRACT #

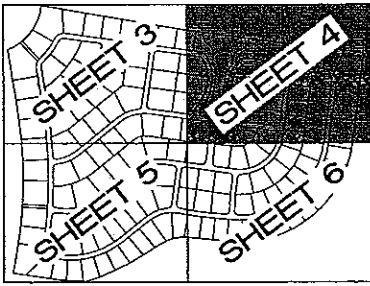
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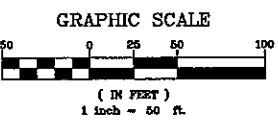
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PRELIMINARY PLAT OF
GOLDEN VALLEY RANCH AREA 3
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KEY MAP
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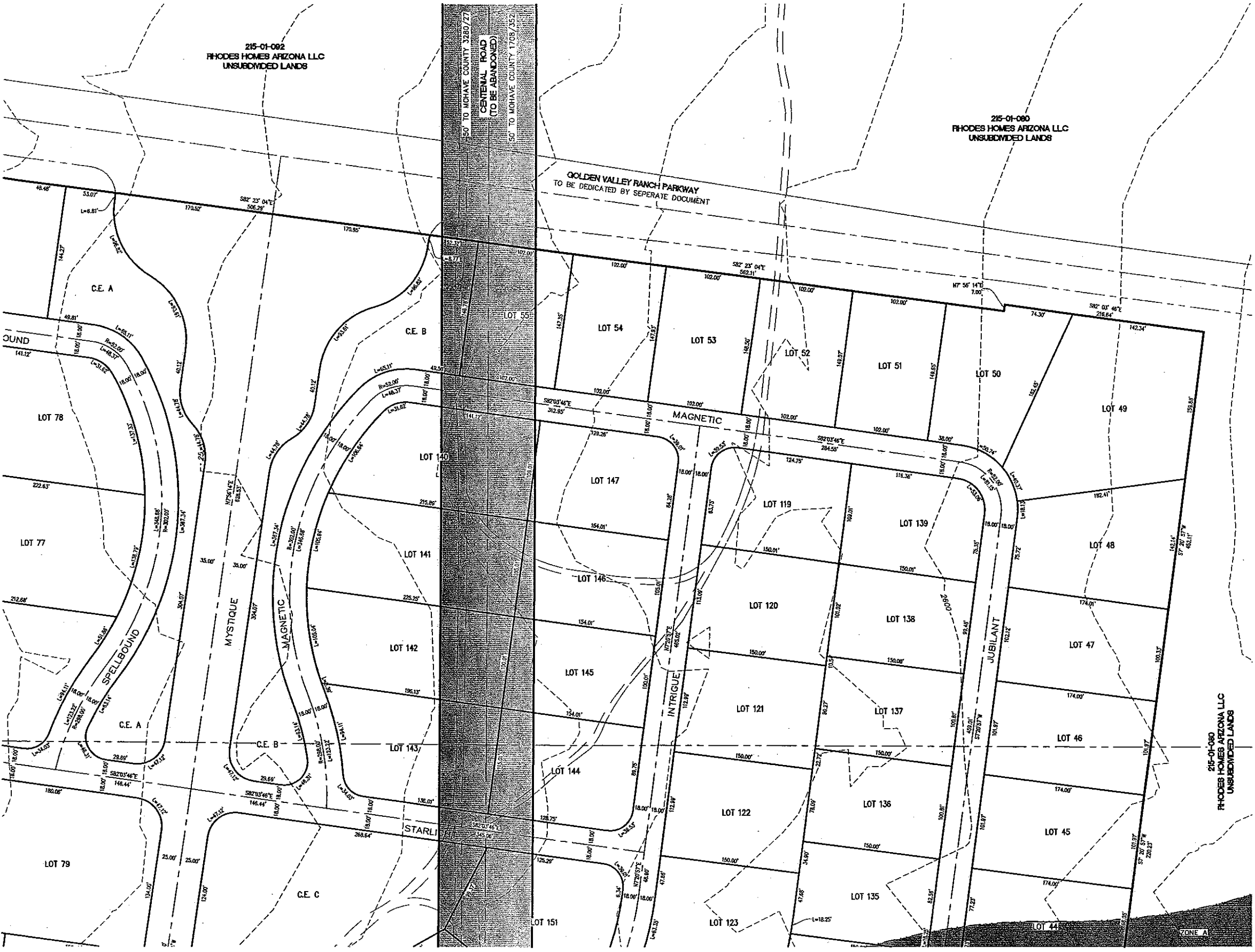


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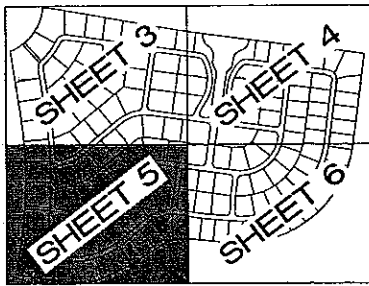
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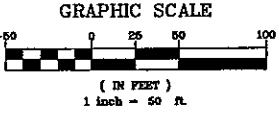
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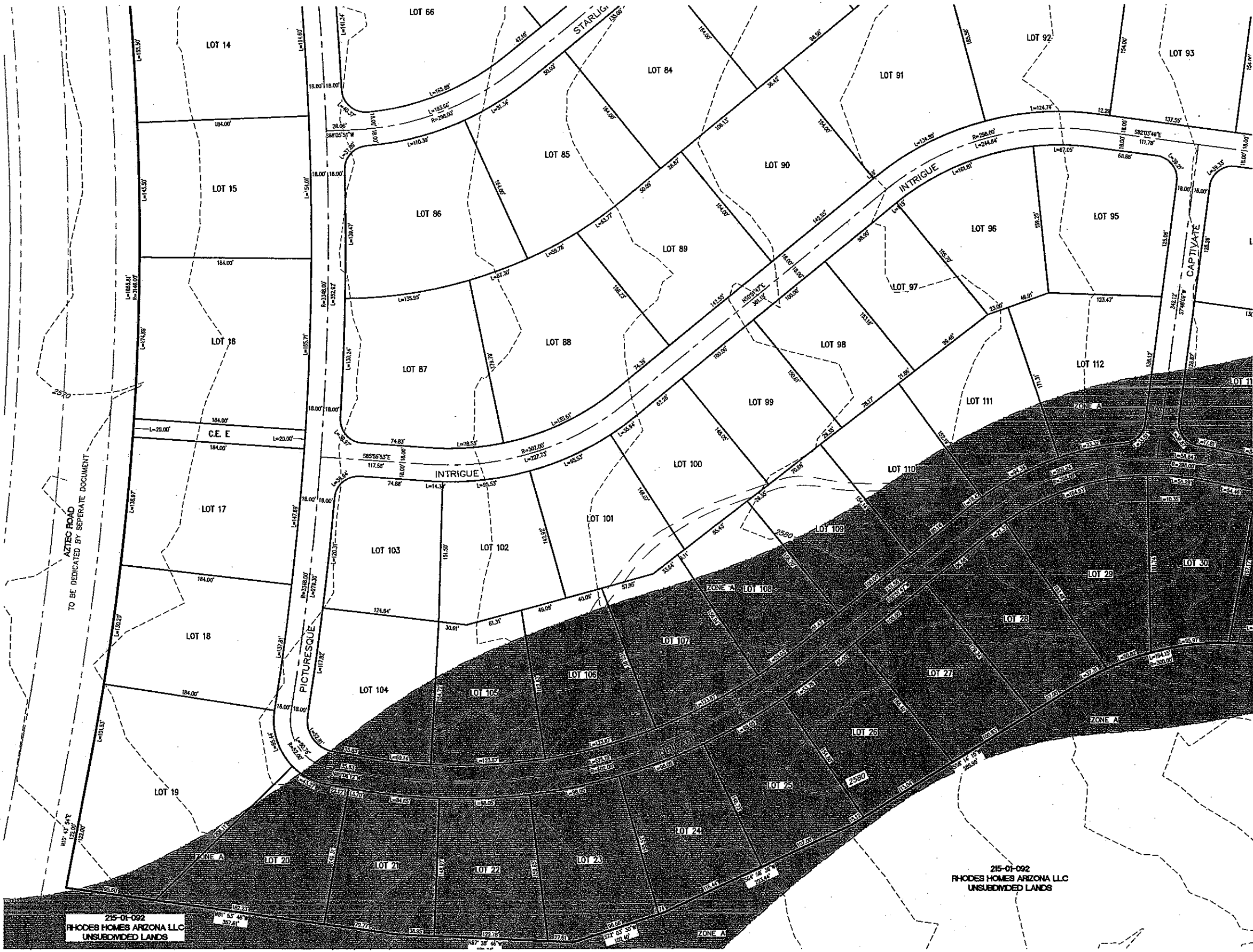


KEY MAP
NTS

NORTH



- LEGEND**
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215-01-092
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UNSUBDIVIDED LANDS

215-01-092
RHODES HOMES ARIZONA LLC
UNSUBDIVIDED LANDS

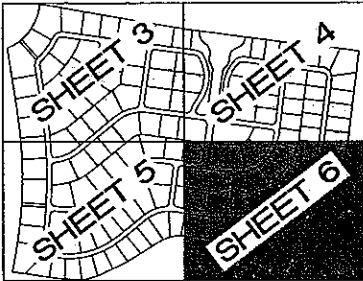
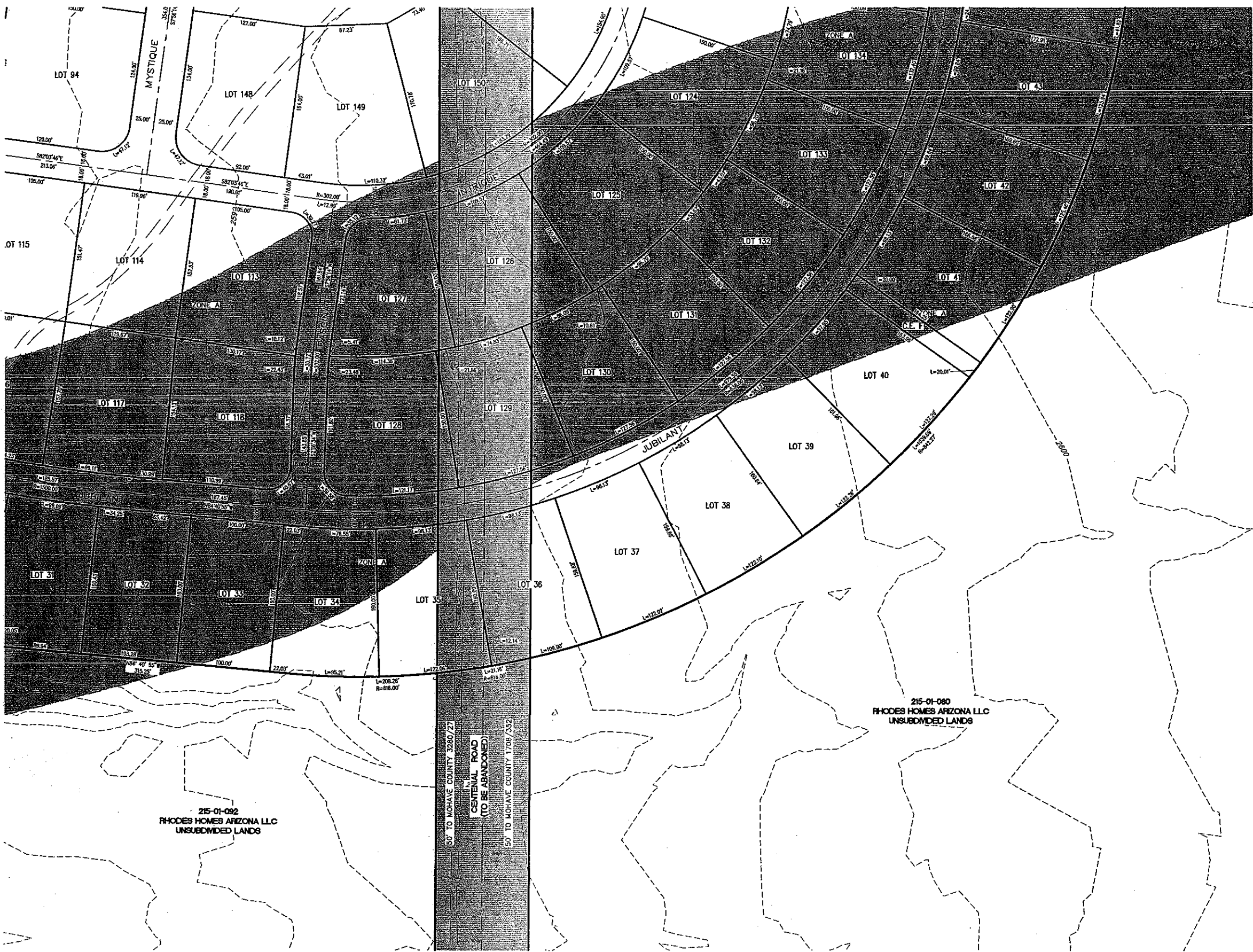
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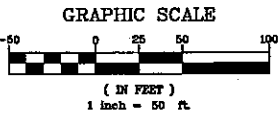
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KEY MAP
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NORTH



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 - ZONE A — APPROXIMATE 100-YEAR FLOOD BOUNDARY

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